

CPAM 2005-0003, UPPER BROAD RUN/UPPER FOLEY POLICY SUBAREAS
OUTSTANDING QUESTIONS/RESPONSES
Updated November 3, 2006

BOARD OF SUPERVISORS' REQUESTS/QUESTIONS (July 18, October 14, October 17, and October 30, 2006)	RESPONSE
1. What action did the House of Delegates take on the bill proposed by Delegate Marshall concerning a road improvement map in the Comprehensive Plan (HB1521)? The text of this bill and the legislative action are to be included in the discussion at the worksessions.	<p><i>UPDATE: A written response to this question was provided to the Board at the October 17, 2006 worksession. This response has been sent to the State delegation per Board request.</i></p> <p><i>The BOS requested that staff further clarify the intent of the term planning district referenced in HB1521. The County Attorney will respond separately on this item.</i></p>
2. Provide copies of the Land Use Committee Report for ZMAP 2001-0003, Moorefield Station, dated December 16, 2002, at the October 17, 2006 Committee of the Whole worksession.	<p><i>UPDATE: A copy of the report was provided at the October 17, 2006 worksession. The Board requested additional information regarding residential densities approved for the Moorefield Station project. This information is provided below along with residential densities for the Loudoun Station project which is also approved for transit related densities.</i></p> <hr/> <p><i>Moorefield Station</i></p> <hr/> <p>Car Phase: – total residential units are “capped” at 2,500 and non-residential at 5.5 million square feet</p> <hr/> <p>Bus Phase: – total residential units are “capped” at 3,750 and non-residential at 7.0 million square feet</p> <hr/> <p>Rail Phase: – total residential units are “capped” at 6,000 and non-residential at 9.75 million square feet</p> <hr/> <p>Density in the inner core/outer core ranges from 8 du’s/acre at car phase to about 30 du’s/acre at rail phase</p> <hr/> <p><i>Loudoun Station</i></p> <hr/> <p>Car Phase: – total residential units are “capped” at 484 and non-residential at 560,000 square feet</p> <hr/> <p>Bus Phase: – total residential units are “capped” at 969 and non-residential at 950,000 square feet</p> <hr/> <p>Rail Phase: – total residential units are “capped” at 1,514 and non-residential at 2,000,000 square feet</p> <hr/> <p>Density at rail phase is approximately 30 du’s acre</p>
3. Request a joint meeting with the elected officials of Fairfax and Prince William Counties (local and state officials).	<p><i>UPDATE: November 15, 2006 has been identified as a possible date for a joint meeting with regional, local, and State officials. An update will be provided at the November 6, 2006 worksession.</i></p>
4. Request a fiscal impact analysis (capital and operational).	<p><i>UPDATE: Staff will provide an update on the requested information at the November 6, 2006 worksession.</i></p>

5. What would be a reasonable rate of absorption of the housing, retail, and office (proposed in this CPAM)?	UPDATE: Greenvest L.C. has provided a copy of the “Fiscal Impact Analysis of Active Adult and Non-Age-Restricted For-Sale Housing at Dulles South Loudoun County, VA”. Staff will be available to provide a summary of the above referenced report at the November 6, 2006 Board of Supervisors worksession.
6. How many schools in the Dulles South area are currently at or exceed capacity?	UPDATE: According to a phone conversation with School planning staff, all current facilities in the area are at or over capacity, with the exception of Aldie Elementary. Awaiting a written response from school staff. Response will be provided to the Board when available.
7. How many schools in the Dulles South area are projected to be needed to cover the currently approved and by-right development over the next 6 years? (If able, also go to 10 years)	UPDATE: According to a phone conversation with School planning staff, 3 Elementary Schools, 1 Middle School, and 1 High School are planned over the next decade. Awaiting a written response from school staff. Response will be provided to the Board when available.
8. How many additional schools and public facilities would be needed under this CPAM? (Update Table on page 8 of the staff report)	UPDATE: An updated Capital Needs Table is attached that includes Board direction as of October 30th. (Attachment 2). Staff is available to discuss the updated Table at the November 6, 2006 worksession.
9. Under current standards and ratios, how many additional county and school employees would need to be hired based on the absorption rate in question above? (Specifically address teachers, sheriff's deputies, and fire fighters)	UPDATE: Staff will provide an update on the requested information at the November 6, 2006 worksession.
10. If everything that is proposed is built and all the planned roads proposed in the Countywide Transportation Plan (CTP) are built, will that be enough capacity to handle the level of traffic that would be generated by this area?	UPDATE: The Office of Transportation Services will be available at the November 6th worksession to address questions the Board may have regarding future transportation analyses. A historical perspective on the history of the planned road network in the Dulles South Area (requested at the October 30th worksession) is attached (Attachment 3).
11. What are the capital facility contributions per category of facility (e.g., parks, schools, etc.)? Such calculations should take into account each of the facilities that are proposed to be constructed for each of the scenarios, multiply those facilities by the construction costs, and then subtract out any proffers that would be expected to be achieved from rezoned developments.	UPDATE: Staff will provide an update on the requested information at the November 6, 2006 worksession.

<p>12. How many dwelling units would be eliminated if Lenah Road is the division line for development? (At the October 3rd meeting, the Board voted to remove the Plan Amendment for land area south of Braddock Road (Route 620) from CPAM 2005-0003 / Upper Broad Run and Upper Foley Transition Policy Subareas.)</p>	<p><i>UPDATE: A build-out analysis that includes BOS direction as of October 17, 2006 was provided to the Board for the October 30th worksession. Staff is available to discuss the various build-outs requested to date at the November 6th worksession. See Question 22.</i></p>
<p>13. How much would it cost Loudoun taxpayers to finance all the needed amenities (for example, complete Phase 2 and Phase 3 of the recreational center, outfit the library's top floor, provide the needed soccer fields, etc.) that are needed by residents and to build the road network that was proposed by the developers in proportion to required density if this area was developed by-right? When would these amenities be provided to citizens.</p>	<p><i>UPDATE: Staff will provide the requested information at a future worksession.</i></p>
<p>14. How much office in the suburban area can be built that is not currently built? Revise the number of dwelling units that could be built in the County. (This request made at the July 18th meeting).</p>	<p><i>UPDATE: Greenvest L.C. has provided a copy of an “Analysis of Available Land for Residential and Office/Industrial Development in Loudoun County, Virginia”.</i></p> <p><i>Staff will be available at the November 6, 2006 worksession to provide a summary of the above referenced report.</i></p>
<p>15. What is the ratio of the number of citizens that work in Loudoun and outside of Loudoun? (This request was made at the July 18th meeting).</p> <p>To include data on school employees and public safety personnel. (This request made at the October 30th meeting.)</p>	<p><i>UPDATE: Updated information regarding jobs and housing and commuting patterns is attached.(Attachment 6).</i></p>
<p>16. How many of those employees at the GMU Fairfax campus live within a mile or the institution? Within a 5-mile radius? (This request was made at the October 30th meeting).</p>	<p><i>Request made of George Mason University. No response has been received to date.</i></p>
<p>17. For the GMU Prince William County campus, how many housing units within the Town Center development were approved and what were they zoned from? (This request was made at the October 30th meeting).</p>	<p><i>Request made of George Mason University. No response has been received to date.</i></p>
<p>18. For the housing units approved as part of the Town Center development adjacent to the GMU Prince William County campus, what is the projected cost of those units in terms of their marketability? (This request was made at the October 30th meeting).</p>	<p><i>Staff will provide a response at a future worksession.</i></p>

19. What does the Comprehensive Plan provide for at build-out of the County? (This request was made at the October 30 th meeting).	<i>Staff will provide a response at the November 6th worksession.</i>
20. What type of unit does Windy Hill build? Are they SFD, SFD, or apartments or condos? What is the typical size of the single family detached unit? (This request was made at the October 30 th meeting).	<i>The request for programmatic information from Kim Hart of the Windy Hill Foundation has been forwarded. The information will be distributed to the Board once it is received.</i>
21. What type and size of unit does Habitat for Humanity build and on what size lot? (This request was made at the October 30 th meeting).	<i>The request for programmatic information from Loudoun Habitat for Humanity has been forwarded. The information will be distributed to the Board once it is received.</i>
22. What is the build-out of the various scenarios posed by Supervisor Snow? (This request was made at the October 30 th meeting).	<i>A build-out analysis that includes Board direction as of October 30th is attached. Staff is available to discuss the build-out at the November 6th worksession. (Attachment 7)</i>
23. Within the last three years, how much money has been put into the affordable housing programs and how many people have used them; and if there are any waiting lists or people who would like to use them but are not able to. (This request was made at the October 30 th meeting).	<i>A response to this question is attached. (Attachment 4)</i>
24. Provide a full accounting of all and every dollar that is in any type of trust fund or account that is labeled for workforce, affordable, unmet housing needs, special needs, etc. How much do we have in current assets in cash available in the various funds? (This request was made at the October 30 th meeting).	<i>A response to this question is attached. (Attachment 4)</i>
25. Provide a copy of the latest Weldon-Cooper report on Loudoun income distribution. (This request was made at the October 30 th meeting).	<i>A response to this question is attached. (Attachment 8)</i>
26. Provide copies of the traffic analyses prepared for the Broad Run Village lawsuit (1997-1998 timeframe).	<i>The County Attorney has prepared a memorandum regarding a transportation analysis that was performed as a part of defending the 1997 denial of the Broad Run Village rezoning application. (Attachment 5).</i>